



HAMILTON COUNTY

**First  
Suburbs  
Consortium**

# Meeting Summary

April 29, 2009

6:00 PM–8:00 PM

Springfield Township Senior Community Center  
9150 Winton Road

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## Participants

Jim Brown, Lockland  
Jim O'Reilly, Wyoming  
Jenny Kilgore, Glendale  
Bob Boehner, Reading  
Gregory Hermes, Greenhills  
Bud Wolterman, Greenhills  
Chris Hedger, Deer Park  
Mark Weber, Blue Ash  
Paul Brehm, Forest Park  
Merrie Stillpass, Amberley Village  
Richard Ellison, Elmwood Place  
John Smith, Silverton  
Tom Moeller, Madeira  
Peggy Brickweg, St. Bernard  
Gerri Harbison, Montgomery  
Alan Zaffiro, Golf Manor

Jean Harp, North College Hill Concerned Citizens  
Elverna Murray, North College Hill Concerned Citizens  
Jeff Raser, Glaserworks  
Candace Klein, Greenbaum, Doll, & McDonald  
Larisa Simms, OKI  
Andy Dobson, HCRPC

## Agenda Items

### *Board of Commissioners Agenda*

1. Commissioner Todd Portune (invited)
2. Commissioner Greg Hartmann (invited)
3. Commissioner David Pepper (could not attend)

### *Membership Agenda*

1. Welcome
2. Treasurer Update
3. Bicycle Friendly Communities Resolution (continued from November meeting)
4. Five Year Strategic Plan Review and Vote (continued from November meeting)
5. Officer Elections (continued from February meeting)
  - a. Gerri Harbison, Chair
  - b. John Smith, Vice-Chair
  - c. Jim O'Reilly, Treasurer
  - d. Tom Moeller, Executive Committee
  - e. Dan Pillow, Executive Committee
  - f. Richard Ellison, Executive Committee
  - g. Jenny Kilgore, Executive Committee
6. Larisa Simms, AICP  
Regional Planning Manager, OKI
7. Form-Based Codes and Redeveloping Older Communities  
Candace Klein, Greenbaum, Doll, & McDonald  
Jeff Raser, Glaserworks
8. Other Business
9. Adjourn

## **Discussion**

### *Board of Commissioners Agenda*

The Commissioners were not able to attend. The group proceeded to the Membership Agenda.

### *Membership Agenda*

Gerri Harbison opened the meeting and made introductions. Jim O'Reilly gave a financial update.

Andy Dobson discussed both the Bicycle Friendly Communities Resolution and the Five-Year Plan update. Both of these items were distributed to member representatives at the November 2008 membership meeting. After some discussion, both items were approved.

#### Bicycle Friendly Resolution

MOTION: MOELLER

SECOND: O'REILLY

APPROVED UNANAMOUSLY

#### Five Year Plan Update

MOTION: BOEHNER

SECOND: SMITH

APPROVED UNANAMOUSLY

Larisa Simms from OKI gave a presentation of a new fiscal analysis tool that will assist communities with land use decisions. Ten communities throughout the OKI region are testing a

beta version of the tool . When the final version is released, communities will be able to use it through an online web-based program to determine the fiscal impact of new development, or the potential fiscal losses from property vacancies. OKI staff are designing the tool to be easy to use and adaptable to any community in the region. The tool uses a standard model for calculating fiscal impacts and customized local data for more accurate results.

Larisa emphasized that fiscal analysis of a proposed development is important, but it is only one of many factors that need to be considered. This model does not provide any data on social, economic, environmental, or quality-of-life effects of a proposed development.

After Larisa finished, Candace Klein and Jeff Raser began their presentation on form based codes. This is a relatively new idea in zoning and subdivision regulations that gives communities the necessary tools to allow and encourage traditional neighborhood development. This kind of development can include higher residential densities, mixed uses, pedestrian-friendly streets, and a more active social space than standard suburban neighborhoods. Most of the first suburbs member communities embody this development pattern, although their current zoning regulations may not allow new construction to follow the same pattern.

Form based codes are a response to market trends indicating people want urbanist, mixed-use places that traditional neighborhoods offer. The challenge is to overcome decades of increasingly complex zoning and other regulations that all but guarantee new construction will conform to a less desirable model of suburban residential neighborhoods—segregated land uses, disconnected street networks, and sterile social spaces.

Communities are coming around to the value of traditional neighborhood development and the kinds of places form based codes can allow. Updating land development regulations will make these kinds of places standard operating procedure instead of the exception (arrived at after a lengthy process of review, zoning appeals, and negotiations). Jeff and Candace emphasized that creating a form based code requires an intense public participation process involving multi-day design charrettes, workshops, and meetings to discuss how the community wants to grow and develop. The idea is to get the difficult issues settled and have those agreements written into the new code as standards. That way a developer knows exactly what the community wants up front and can avoid contentious hearings and negotiations over a proposed project.

There was some discussion about how older suburbs—dense mixed-use places that form based codes seek to recreate—are losing population and investment to newer exurbs surrounding Hamilton County. With this happening, it seems counterintuitive to try and redevelop communities according to a model that does not seem to attract new residents.

First Suburbs needs to discuss this idea further and decide how to proceed. The Executive Committee may take this up at their next meeting and consider holding joint design charrettes, code auditing, and model code production for member communities.

Before the meeting ended, Jim O'Reilly reminded everyone of the upcoming meeting of the Transportation Policy Committee and mentioned a policy memo he wrote on behalf of the OKI board.

### **Next Meetings**

Executive Committee  
Monday March 11, 2009  
8:30 AM–10:00 AM  
Amberley Village Administration Building  
7149 Ridge Road

Membership Meeting  
July 29, 2009  
Springfield Township Senior Community Center